

► FOR SALE ◀

GATEWAY

# FREESTANDING RESTAURANT

10711 NE Halsey Street  
Portland, OR

PRICE  
REDUCED!



## PRICE

~~\$1,060,000~~ \$990,000

## PROPERTY

Building Size: 3,215 SF

Lot Size: 20,038 SF (CM2 zoning)

## TRAFFIC COUNTS

NE Halsey St @ 106th - 15,689 ADT ('22)

NE Weidler St @ 102nd - 19,726 ADT ('22)

## HIGHLIGHTS

- Second generation restaurant with equipment and infrastructure in place
- Access, visibility and signage on both NE Halsey and NE Weidler
- Excellent redevelopment opportunities with CM2 zoning

Walk Score

78

Bike Score

76

Transit Score

63



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Sam LeFeber

503.866.1956 | sam@cra-nw.com

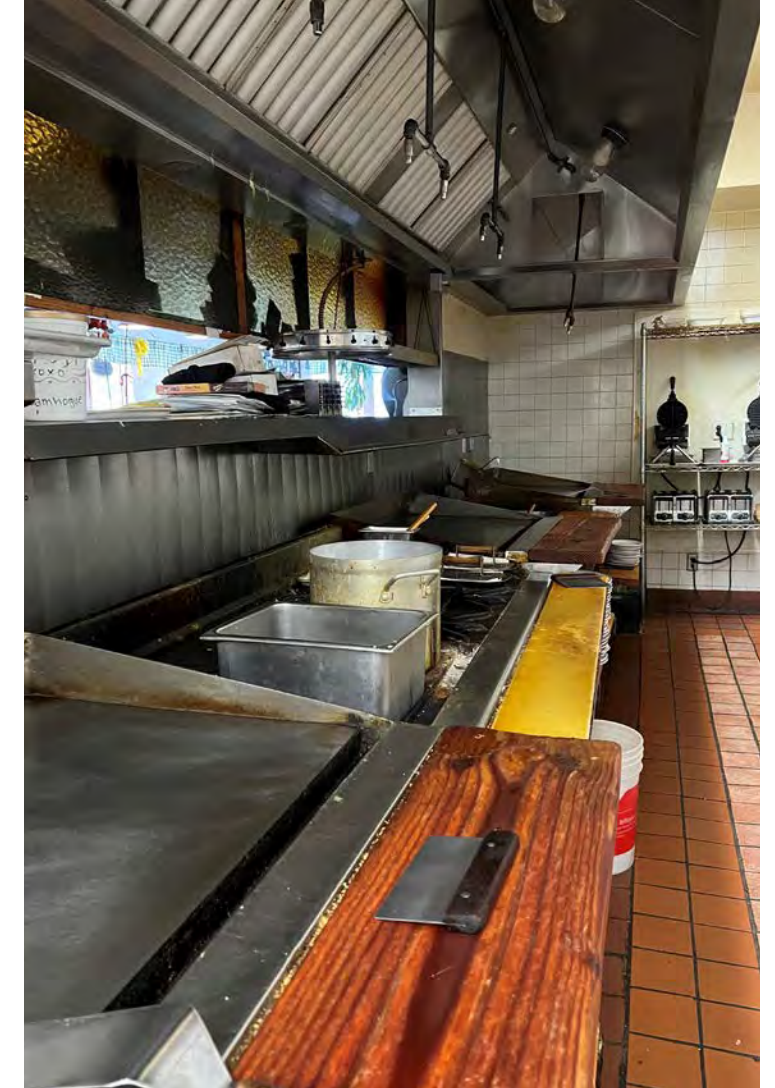
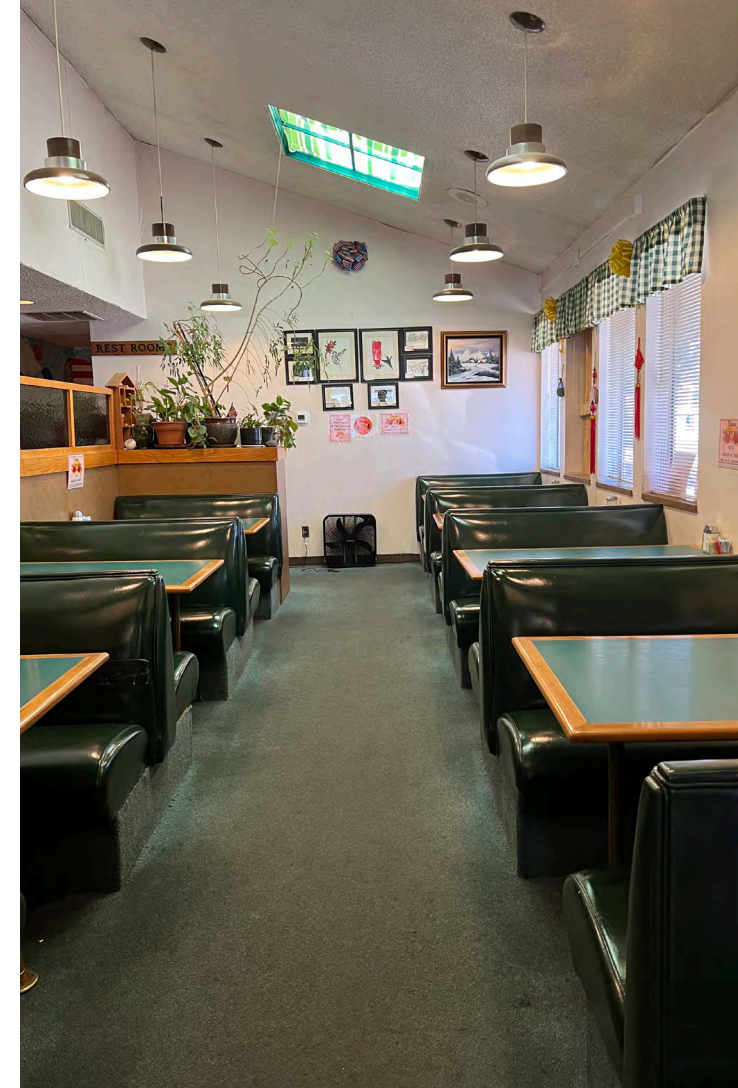
503.274.0211

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**FREESTANDING RESTAURANT**  
**10711 NE HALSEY ST**  
PORTLAND, OR

**IMAGES**

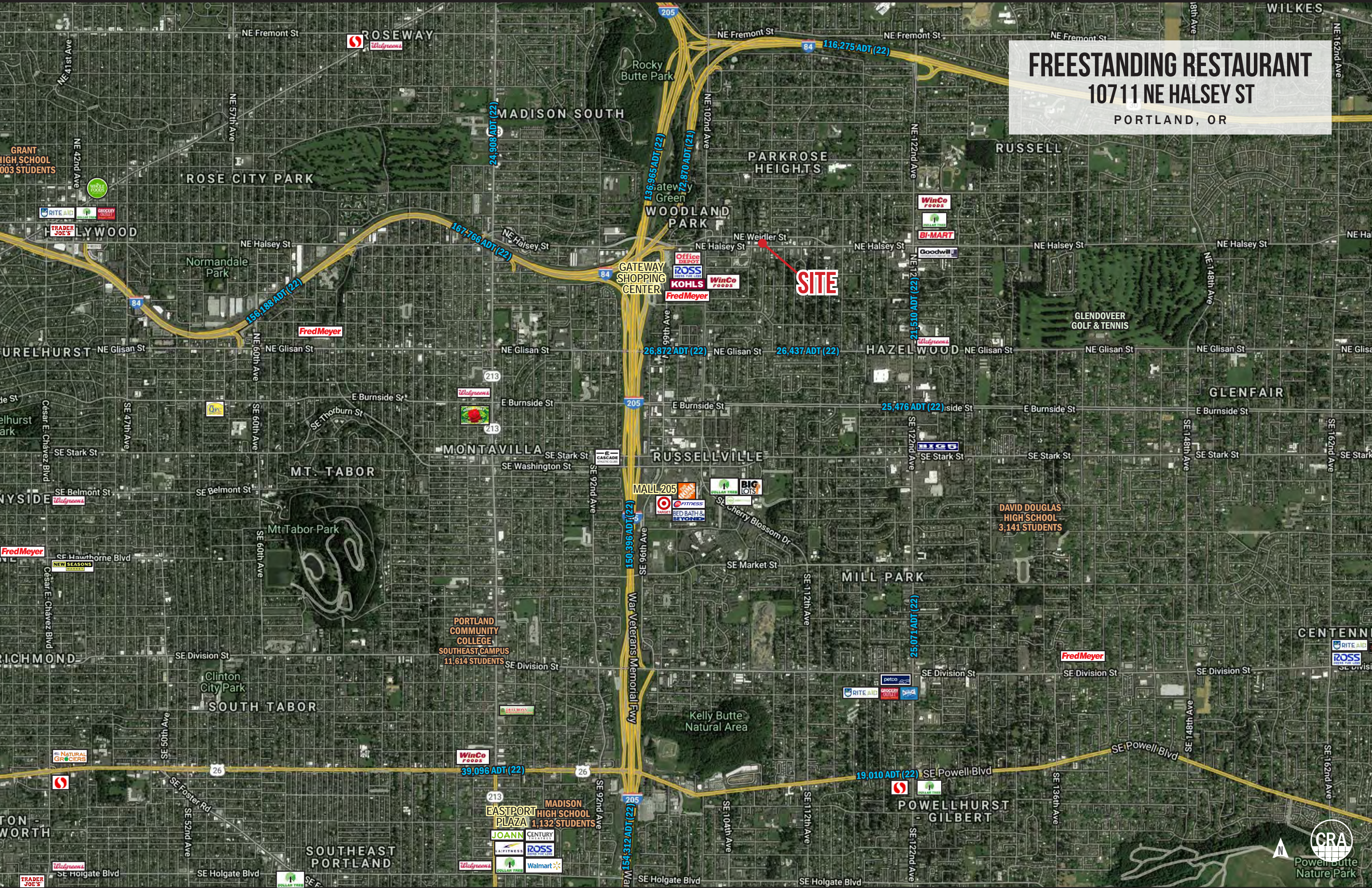




# FREESTANDING RESTAURANT

## 10711 NE HALSEY ST

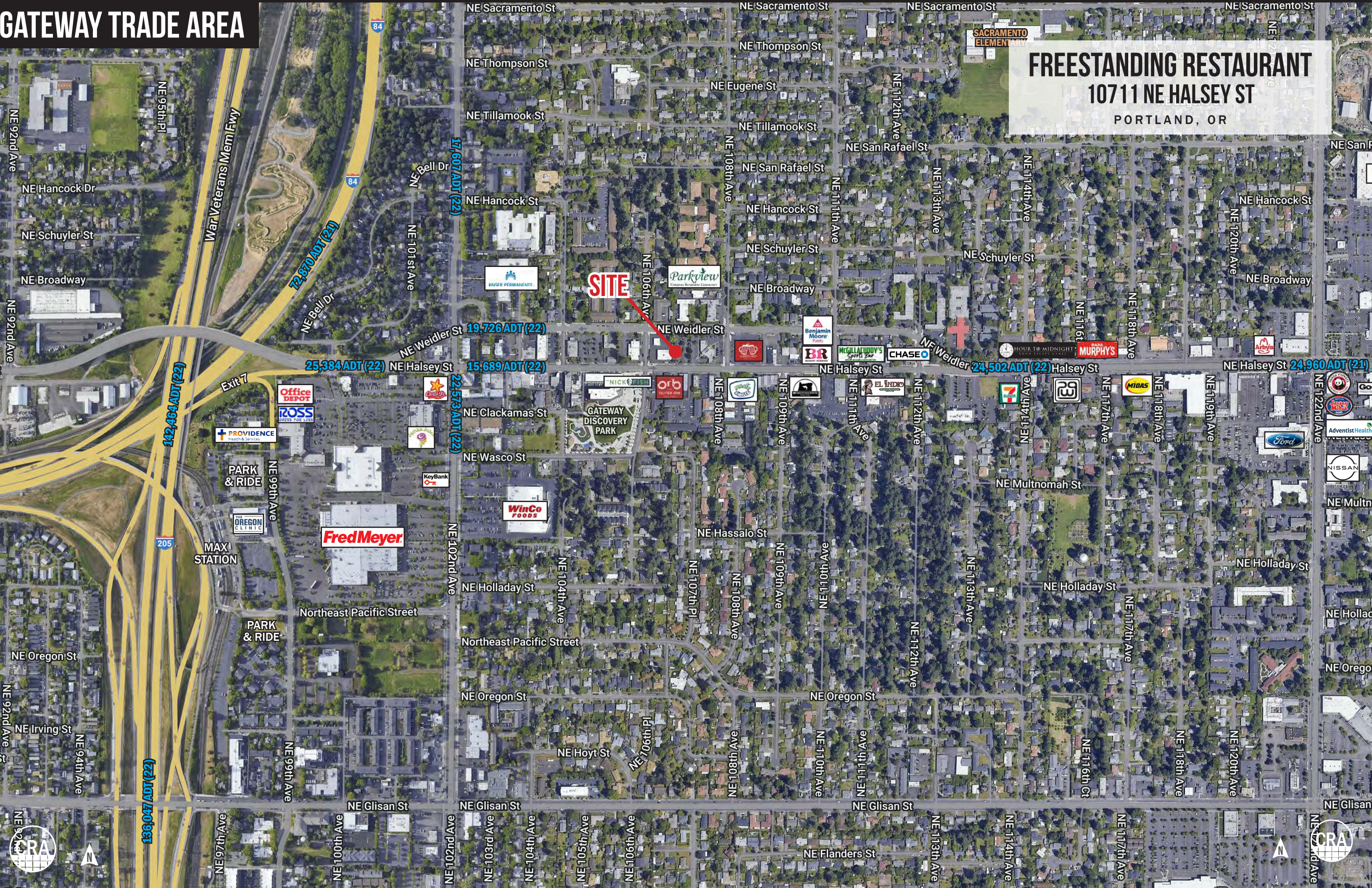
PORTLAND, OR





# GATEWAY TRADE AREA

**FREESTANDING RESTAURANT**  
**10711 NE HALSEY ST**  
PORTLAND, OR



**SITE**

SACRAMENTO  
ELEMENTARY

**Fred Meyer**

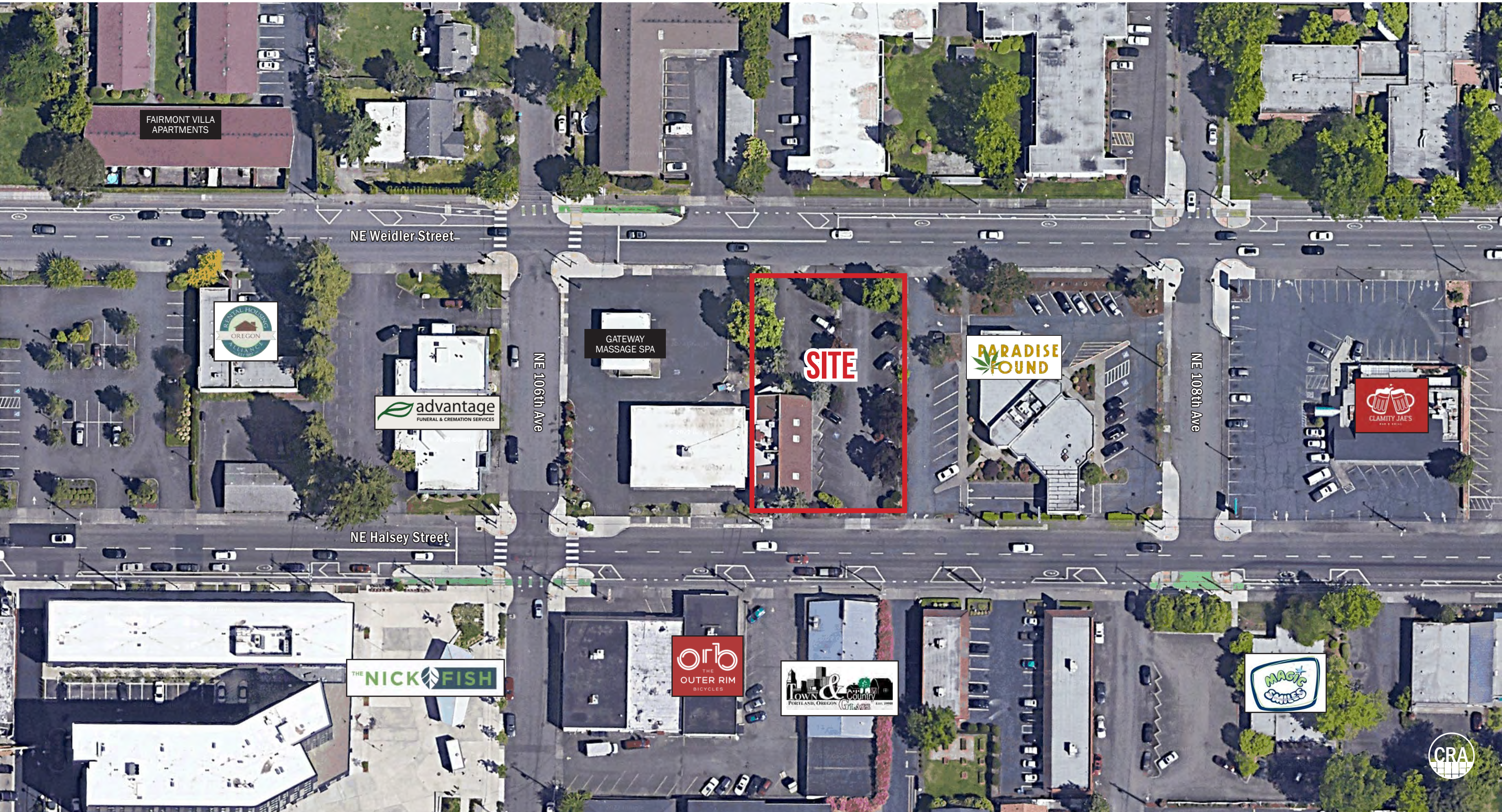
GATEWAY  
DISCOVERY  
PARK





**FREESTANDING RESTAURANT**  
**10711 NE HALSEY ST**  
PORTLAND, OR

AERIAL | CLOSE-IN



FAIRMONT VILLA APARTMENTS

NE Weidler Street



advantage FUNERAL & CREMATION SERVICES

NE 106th Ave

GATEWAY MASSAGE SPA

SITE

PARADISE FOUND

NE 108th Ave



NE Halsey Street

THE NICK FISH







# FREESTANDING RESTAURANT

## 10711 NE HALSEY ST

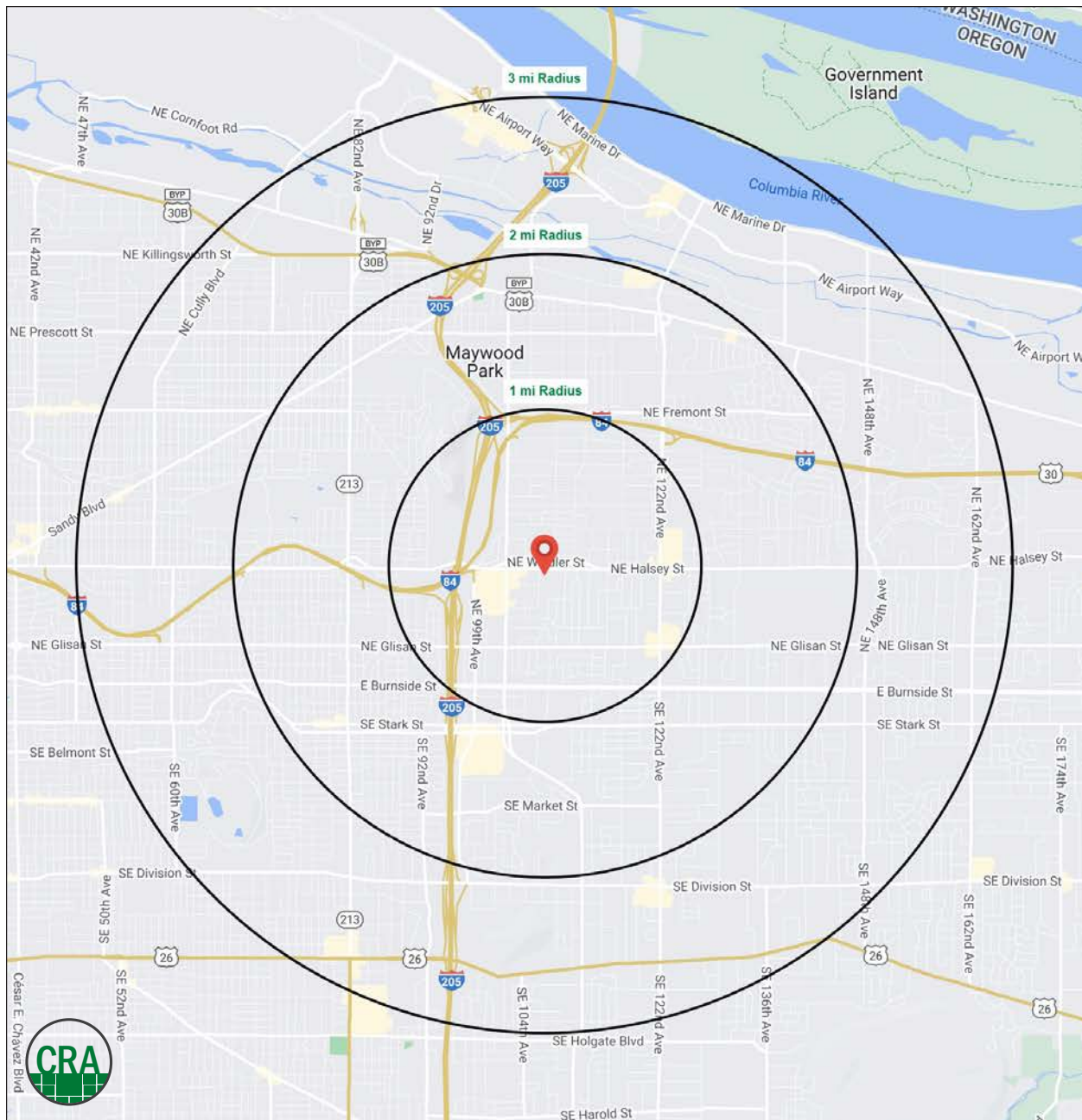
### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	19,354	75,903	164,428
Estimated Households 2022	7,670	29,442	64,077
Average HH Income	\$66,996	\$83,777	\$86,003
Median Home Value	\$348,171	\$361,065	\$389,353
Daytime Demographics 16+	16,222	61,492	129,103

# 38.9

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5337/-122.5528

<b>10711 NE Halsey St Portland, OR 97220</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2022 Estimated Population	19,354	75,903	164,428
2027 Projected Population	19,387	75,987	164,720
2020 Census Population	19,716	76,560	166,949
2010 Census Population	18,287	72,059	158,008
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	0.5%	0.4%	0.3%
2022 Median Age	38.9	38.0	37.4
<b>Households</b>			
2022 Estimated Households	7,670	29,442	64,077
2027 Projected Households	7,736	29,621	64,504
2020 Census Households	7,827	29,735	65,038
2010 Census Households	7,302	28,276	61,871
Projected Annual Growth 2022 to 2027	0.2%	0.1%	0.1%
Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2022 Estimated White	60.4%	60.4%	59.9%
2022 Estimated Black or African American	8.9%	8.4%	8.3%
2022 Estimated Asian or Pacific Islander	11.7%	12.1%	12.5%
2022 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.3%
2022 Estimated Other Races	17.5%	17.7%	18.0%
2022 Estimated Hispanic	15.3%	15.0%	15.5%
<b>Income</b>			
2022 Estimated Average Household Income	\$66,996	\$83,777	\$86,003
2022 Estimated Median Household Income	\$55,126	\$65,680	\$66,604
2022 Estimated Per Capita Income	\$27,154	\$32,961	\$33,927
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.6%	5.1%
2022 Estimated Some High School (Grade Level 9 to 11)	4.6%	6.1%	6.2%
2022 Estimated High School Graduate	31.3%	23.4%	21.9%
2022 Estimated Some College	20.9%	22.6%	22.7%
2022 Estimated Associates Degree Only	9.9%	8.9%	8.8%
2022 Estimated Bachelors Degree Only	20.0%	22.6%	22.4%
2022 Estimated Graduate Degree	8.6%	12.0%	12.9%
<b>Business</b>			
2022 Estimated Total Businesses	913	3,865	8,209
2022 Estimated Total Employees	9,900	39,455	79,280
2022 Estimated Employee Population per Business	10.8	10.2	9.7
2022 Estimated Residential Population per Business	21.2	19.6	20.0

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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